

# Board of County Commissioners

## Division of Planning & Development

### Planning Department

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## DEVELOPMENT REVIEW COMMITTEE MEETING

June 9, 2003

Present: Robbie Rogers-Director and Chairperson, Richard Helms-Development Review Coordinator, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Joe Payne-Coastal Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

Meeting convened at 2:02 PM.

Mr. Helms moved to approve the minutes from the June 2, 2003 meeting.

Mrs. Keenum seconded the motion and the motion carried.

### Old Business-

Mr. Helms handed out engineering plans for Dublin Investments, LLC/Wildwood Plant, which is scheduled for engineering review at next week's meeting.

### New Business-

#### *VOS: Inglewood Villas*

#### *Final Plat Review*

Bill Bowsky and Kathy Boyer, Farner Barley and Associates, Inc., were present and requesting final plat approval on a 70-unit subdivision. All staff comments have been addressed. Mrs. Howard noted the surveyor's seal needed to be clearer.

Mr. Helms moved to approve the final plat. Mrs. Howard seconded the motion and the motion carried.

#### *VOS: Unit 75*

#### *Final Plat Review*

Bill Bowsky and Kathy Boyer, Farner Barley and Associates, Inc., were present and requesting final plat approval on a 162-unit subdivision. Same comments as in the previous plat.

Roberta Rogers, Director  
Planning and Development  
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Joey A. Chandler, Vice Chairman  
Dist 2, (352) 748-5005  
P.O. Box 530  
Lake Panasoffkee, FL 33538

Richard Helms,  
Development Coordinator  
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Billy "Tiny" Rutter, Dist 3  
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Bernard Dew, County Administrator  
(352) 793-0200  
209 North Florida Street  
Bushnell, FL 33513

James "Jim" Roberts, Dist 4  
(352) 793-4776  
209 North Florida Street  
Bushnell, FL 33513

Benny G. Strickland, Chairman  
Dist 1, (352) 753-1592 or 793-0200  
209 North Florida Street  
Bushnell, FL 33513

Robin Cox, Dist 5  
(352) 793-6910  
P.O. Box 1482  
Webster, FL 33597

Mr. Helms moved for approval of the final plat. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Unit 81***

***Final Plat Review***

Bill Bowsky and Kathy Boyer, Farner Barley and Associates, Inc., were present and requesting final plat approval on a 69-unit subdivision. Same comments as in the previous plat.

Mr. Helms moved for final plat approval. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Unit 84***

***Major Development***

***Preliminary Plan Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 43-unit subdivision. A variance had been submitted regarding the cul-de-sac radii. Road access to lots 17, 18 and 43 was discussed. There was a minor engineering concern regarding the irrigation main and fire hydrant impact on lots 32 and 33. Chief Tucker had informed Mrs. Rogers he had no comment.

Mr. Helms moved for preliminary approval, subject to all comments being addressed. Mrs. Howard seconded the motion and the motion carried.

***VOS: Clayton Villas***

***Major Development***

***Preliminary Plan Review***

Ron Grant, Grant and Dzuro, and Lori Webb-Paris, Miller Sellen Conner and Walsh, were present and requesting preliminary approval to develop a 72-unit subdivision. The County Engineer had a minor comment regarding erosion control. Wider road lines are used at the entrance for emergency exits. This will not be a walled villa. Type C screening is required. Chief Tucker had informed Mrs. Rogers he had no comment.

Mr. Helms moved for preliminary approval, subject to a revised preliminary plan being submitted with all comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Rainey Villas***

***Major Development***

***Preliminary Plan Review***

Ron Grant, Grant and Dzuro, and Lori Webb-Paris, Miller Sellen Conner and Walsh, were present and requesting preliminary approval to develop an 80-unit subdivision. This will not be a walled villa. The provided 15' turning radius is acceptable engineering practice.

Mr. Helms moved for preliminary approval, subject to a revised preliminary plan being submitted with all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

***Dublin Investments, LLC/Wildwood Plant***

***Major Development***

***Engineering Plan Review***

Mr. Helms moved to table this request to the June 16 meeting. Mr. Payne seconded the motion and the motion carried.

***Mazak Mine***

***Major Development***

***Conditional Use Permit/Conceptual Site Plan Review***

Paul Mazak, property owner and Jim Bassett, E Sciences, Incorporated, were present and requesting conceptual approval to expand an existing limerock mine from 400 acres to 1004 acres. The expansion proposal also includes a request for dewatering. Mr. Bassett gave an overview of the proposal. All surrounding properties are zoned A5. The proposal will include 5 additional phases. The anticipated duration of mining is 42 years. The dewatering request is proposed to maintain a dry working platform and to allow access to material. The required 100' buffers are and will be maintained except along CR 736 due to the road terminating at the north boundary line. There will be no mining access from CR 736. Mr. Helms expressed his concerns about site security at the CR 736 access. There are currently 12 monitoring stations on-site. The SWFWMD general use permit has no dewatering threshold but requires monitoring to prevent adverse off-site impacts. The potential for impact on off-site properties was discussed. Mr. Mazak is also requesting the ability to allow off-site discharge as a future amendment in case of extremely wet conditions. The required 50' wetland buffers will be maintained and will be monitored twice a year. There are currently directional signs on the haul roads. E Sciences currently monitors the mine. DEP occasionally makes unannounced visits to the property and SWFWMD makes fly-over inspections. Mr. Bassett described the monitoring of groundwater data and the use of the piezometer. There is no proposed increase in traffic anticipated with the request. Mr. Mazak and his family, along with his parents and 3 employees, live on-site. To lessen the impact on an adjoining property owner, only mining and reclamation activities will occur on Phase VII. In addition, no active mining will take place on the southern half of Phase II while Phase VII is being mined. The various mining activities and phase schedules were discussed. Staff comments were discussed. The items to be addressed with the specificity at the OP stage are as follows: dewatering, blasting, management plan for Division of Historical Resources, management plan for Division of Endangered Species, operating hours, air pollution, reclamation, hazardous materials, site/data inspections and water quality.

Mr. Helms moved to forward a recommendation of approval to the ZAB. Mr. Lukert seconded the motion and the motion carried.

**Q & A/Public Forum-**

Mr. Helms, Mrs. Rogers and Mrs. Keenum will not be present at the next meeting.

The next DRC meeting is scheduled for June 16, 2003.

Mrs. Keenum moved to adjourn. Mrs. Rogers seconded the motion and the motion carried.

The meeting adjourned at 3:13 P.M.